

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0519514388
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/14/2005 01:47 PM Pg: 1 of 3

566725 346

The Grantor, 512 W. Barry, LLC, an Illinois limited liability company, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, hereby CONVEY(s) and WARRANT(s) to the Grantee(s),

Laura Rogers

the real estate situated in Cook County, Illinois which is commonly known as Unit 512 & P-02 in the Barry By The Lake Condominium, Chicago, Illinois as legally described and delineated on the survey of the following described parcel of real estate:

(see attached)

(for recorder's use only)

This conveyance is subject to: (1) real estate taxes not yet due and payable; (2) special municipal taxes or assessments for improvements not completed and unconfirmed special municipal taxes or assessments (provided the same arise after the date hereof); (3) applicable zoning and building laws or ordinances (provided that the improvements constructed on the Parcel of which the Premises are a part are constructed in accordance with such laws or ordinances); (4) the Declaration including any and all amendments and exhibits thereto; (5) provision of the Illinois Condominium Property Act (the "Act"); (6) easements, covenants, conditions, agreements, building lines and restrictions of record which do not materially adversely affect the use of the Premise as a condominium residence; (7) acts done or suffered by Buyer, or anyone claiming by, through or under Buyer; (8) liens, encroachments and other matters as to which the Title Insurer commits to insure Buyer against loss or damage; and (9) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using the funds to be paid upon delivery of the deed.

Grantor also hereby grants to the Grantee(s), and its successors and assigns, as rights and easements appurtenant to the subject lot described herein, the rights and easements for the benefit of said lot set forth in the Declaration of Condominium Ownership for Barry By The Lake Condominiums (the "Declaration"), as amended from time to time; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in the Declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

*Prior tenant had no right of first refusal.

Dated: June 30, 2005

512 W. BARRY, LLC

By: Kevin Kroupa
Kevin Kroupa, its manager

BOX 15

TICOR TITLE INSURANCE

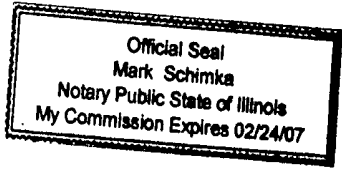
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Kroupa, a manager of 512 W. BARRY, LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 30th day of June, 2005.

Mark Schimka
Notary Public



Property of Cook County Clerk's Office

After recording return to:

Prepared By: Laurence J. DeVries
DeVries and Associates
566 West Adams, Ste. 600
Chicago, Illinois 60661

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UNIT NUMBER 512 & P-02 IN THE BARRY BY THE LAKE CONDOMINIUMS, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 10 AND THE WEST 22 FEET OF LOT 11 IN CULVER'S ADDITION TO CHICAGO,
BEING A SUBDIVISION OF THE SOUTH 20 RODS OF THE NORTH 60 RODS OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28 AND THE SOUTH 1/4 OF
THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 40
NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0509022245; TOGETHER WITH
ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK
COUNTY ILLINOIS.

PIN: 14-28-105-031-0000

CITY TAX

CITY OF CHICAGO



JUL. 12. 05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000018579

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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 02239.00 |
| FP 102803 |

STATE TAX

STATE OF ILLINOIS



JUL. 12. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028769

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00298.50 |
| FP 102809 |

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 12. 05

REVENUE STAMP

0000028697

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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00149.25 |
| FP 326707 |